Donald Insall Associates

53 King Street
Manchester, M2 4LQ
0161 359 4326

www.insall-architects.co.uk

Your Ref: 117601/FO/2017 and 117602/LO/2017

22nd November 2017

Dear Ms Booth

RE: The Atrium Hotel, 74 Princess Street, Manchester,

The information is provided in response to point 1 on the invalid letter relating to application 117601/FO/2017 and point 3 on the invalid letter relating to application 117602/LO/2017. These points request the following:

"Please amend your existing elevation and cross section drawings to add to the key to also confirm whether the existing windows, doors, vents, railings etc. of Central House are original or non-original".

The plans have been amended as requested. The purpose of this note is to further expand on what materials are original or non-original.

Donald Insall Associates was commissioned by OCM Luxembourg Manchester Aparthotel SARL in March 2017 to assist with the preparation of proposals for The Atrium Hotel, Princess Street and provided the Heritage Statement which accompanies the current submission.

Acting as Senior Historic Buildings Advisor, I have visited the site on a number of occasions and studied all of the buildings in detail, both designated and non -designated assets of historic interest, setting out their significance in the Heritage Statement which accompanies the current submission for planning permission and listed building consent.

The hotel/aparthotel consists of four linked blocks and lies on an island site with a main entrance on Princess Street and elevations to the Rochdale Canal, Beaver Street and Whitworth Street. The blocks are known as Dominion House, Johnson House, and Central House. Central House is a Grade II listed building; the other blocks are of architectural merit, and are considered to be non-designated heritage assets which also make a significant contribution to the character and appearance of the Whitworth Street Conservation Area.

The former warehouses saw a significant period of remodelling from the late 1980's onwards, which resulted in the removal of a number of elements of historic interest and the addition of decorative elements and signage which currently detract from the appearance of the buildings.

As part of consented schemes for conversion to Hotel/apart hotel use:

- all external doors were replaced, the external street facing doors to replicate a Victorian design

- The sash windows were either modified to form casements or replaced with tilting or side hung casements. Sash boxes and weights were removed and the walls boarded to hide the condition of the brick work behind and give a more seamless appearance with new suspended ceilings. The top section to the windows were blacked out to conceal the new ceiling voids. The only windows to remain without some form of modification were at basement level.

- Security bars were added to vulnerable windows at basement level during the 20th century

- All internal doors, including within the Atrium were replaced with new fire doors in a contemporary design.

- Vents and ducts were added in a number of locations to provide extraction to internal kitchens which served the A3 restaurant units. AC units were located behind a screen within the Atrium

- New escape stair, metal canopy and entrance lobby were added to the Atrium space, enclosing Galbraith Street.

The proposals would have a beneficial impact upon the building and no historic fabric will be harmed. Particular benefits would be :

- Restoration of missing or currently concealed historic elements, so that the robust nature of the buildings is more readily perceived by residents and visitors alike.

- Protection and repair of the remaining historic fabric in both the listed building and the non-designated buildings

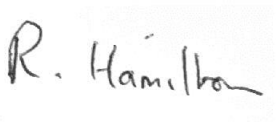
- Removal of detracting later fabric internally so that more of the original fabric is perceived.

- The reworking of the modern atrium space with a more appropriate 'warehouse style' aesthetic would also enhance the setting of the heritage assets and contribute towards the character and appearance of the conservation area.

- Creating active street frontages at ground level will enhance the character and appearance of the conservation area.

Please do not hesitate to contact me should you wish to discuss any of the above.

Yours sincerely



Rachel Hamilton
Senior Historic Buildings Advisor
For and on behalf of Donald Insall Associates